

Article 2-6, Chapter 7 – Commercial Zoning Districts

Section 7.0 General Requirements - Commercial Zoning Districts.

- A. Purpose.** The commercial zoning districts are designed to provide a range of commercial land uses. The purpose of these districts is to provide for commercial development in locations, which are suitable and appropriate, taking into consideration existing conditions, future land use needs, the availability of public services, and the goals and objectives of the City of San Luis General Plan. It is intended that these districts accommodate a variety of uses including professional office, neighborhood retail and services, general retail and services, and mixed use commercial/residential. The Commercial Districts are further delineated in the following categories:
- “C-1” Neighborhood Commercial.
 - “C-2” Community Commercial.
 - “MU” Mixed Use.
- B. Criteria for Establishment.** The minimum land area required to establish “C-1” or “C-2” zoning shall be one (1) acre or if adjoining a parcel/lot that is similarly zoned commercial.
- C. Review Process.** All commercial development and construction shall require Site Plan Review, by the Zoning Administrator, prior to the applicant’s submittal for building or grading permits. All applications for Site Plan Review shall comply with the submittal requirements outlined in Section 3.6 of this Ordinance. The required fee shall accompany all applications.
- D. Development Standards.** The development regulations for each of the commercial zoning districts are outlined in Table No. 7. These standards provide certainty to property owners, developers, and neighbors about the limits of what is allowed.
- E. Compliance with Other Provisions.**
1. General Provisions. The general provisions in Chapter 14 herein shall apply.
 2. Parking Regulations. The parking regulations in Chapter 15 herein apply.
 3. Signs. All signage shall comply with Chapter 16 herein.
 4. Outdoor Lighting. All outdoor lighting shall comply with Chapter 17 herein.
 5. Landscape Regulations. The landscaping shall comply with Chapter 18 herein.

Section 7.1 “C-1” Neighborhood Commercial Zoning District.

- A. Purpose.** The purpose of this Zoning District is to provide a location for well designed small scale retail shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhood. It is intended that this district accommodate a restricted range of uses that must be compatible with and integrated into the

adjoining residential neighborhood. Residential uses shall be incidental to the primary commercial development.

B. Permitted Uses - “C-1” Zoning District. Uses shall be restricted to a maximum building size of 4,000 square feet and limited to:

1. Residential units, when located above the first floor or behind the commercial frontage and incidental to the primary commercial development. The residential use shall be excluded when calculating the maximum building size.
2. Child care centers, provided that:
 - a. The facility provides the required outdoor play area.
 - b. The facility is licensed by the State of Arizona Department of Health Services.
3. Personal and household services, including but not limited to; apparel, clothing alteration, seamstress shop, shoe repair shops, beauty and barber shops, jewelry and watch repair, small appliance repairs, bank or credit union (without drive-thru window), travel agency, launderette, and dry cleaners (without processing), therapeutic massage, printing and copy shop, florist and catering service.
4. Retail stores, including but not limited to; the sale of stationery, cards, gifts, bookstore, bakery, delicatessen, candy shop, coffee house, ice cream shop, art supply shop, photo shop, pet shop, and tobacco store.
5. Professional, administrative and general offices.
6. Medical, dental, chiropractic and clinical offices (excluding laboratory or pharmacy facilities).
7. Art galleries, art studios for the production and teaching of fine art, music schools, karate and dance studios, and photography studios.
8. Music store, video store, and bicycle shop.
9. Convenience market without the sale or dispensing of gasoline.
10. Café, restaurants, and taverns; excluding drive-in and drive-through facilities and live entertainment.
11. Club or lodge
12. Vocational schools: including but not limited to barber or beauty, business, dramatic, handicraft, painting or sculpture.
13. Grocery store, fruit or vegetable store, butcher shop (no slaughtering), hardware store, general retail or variety store.
14. Religious Institutions

C. Conditional Uses - “C-1” Zoning District.

1. Retail uses over 4,000 square feet but under 25,000 square feet.
2. Mixed use neighborhood center for permitted retail, service or office use; each business tenant space not to exceed 4,000 square feet with the total center not to exceed 25,000 square feet with no drive-through window facilities.
3. Live entertainment and outdoor dining associated with a café, restaurant, and/or tavern; excluding drive-in and drive-through facilities.
4. Parking lot for passenger vehicles only; but not for overnight parking.
5. Banks with drive-thru facilities if the bank is located along an arterial street.
6. Wireless communication towers and antennas in accordance with the requirements of Chapter 19 of this Ordinance.

D. Temporary Uses - “C-1” Zoning District.

1. Holiday or seasonal sales activities such as; pumpkin sales lots and Christmas tree sales lots. Permanent structures shall not be permitted under a temporary use permit. Seasonal lots may need additional zoning clearance and/or a building permit. A temporary residential use of a travel trailer by the seasonal tenant may be permitted on-site for security purposes for the seasonal sales activity provided it is located within the buildable area of the lot. Appropriate dust control abatement shall be provided.

E. Site Design Standards - “C-1” Zoning District.

1. Link structures to the public sidewalk where possible with hard surfaced pavement and landscaping.
2. Outdoor patios, display areas and seating areas are encouraged in order to add to the pedestrian environment at the street.
3. The required off-street parking spaces should be located in the rear or to the side of the structures rather than in the front to avoid the interruption to the rhythm of the established streetscape and to maximize the business visibility from public streets. The required off-street parking may only be located in front of the structure through approval of a conditional use permit.
4. Trash and refuse collection containers shall be screened with a six (6) foot decorative wall. Trash and refuse containers shall be located such that they are not the visual focal point of a driveway or parking area, or cannot be viewed from a public street. If the refuse containers can only be located in a highly visible location then latching gates, for screening the containers, at the opening to the enclosure shall be required.

5. Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building. The mechanical equipment screening shall be included in the overall building height. Mechanical equipment shall be treated to be non-reflective. Electrical meters, service components, and SES cabinets shall be screened from public view and designed to appear as an integral part of the building.

F. Recommended Architectural Standards - “C-1” Zoning District.

1. All exterior elevations (360° architecture) should provide architectural detailing; not just the front elevation.
2. Exterior building design, as well as architectural details related to color, patterning, finish, type and application of materials and building form should be coordinated for all elevations of a building to achieve harmony and continuity of design on all elevations.
3. The building materials of a project should be durable, require low maintenance, and be of a substantial quality. The City strongly encourages all new buildings to meet LEED (Leadership in Energy and Environmental Design) certification standards.
4. Roof access should be from within the building.
5. Subtler, less intense colors should be used on larger, more plain-looking buildings, while the use of a greater variety and intensity of color should be reserved for smaller structures. The use of accent colors is encouraged to provide a festive and lively streetscape. Color should be used to accent entryways and special architectural features of a building.
6. Full roof architecture utilizing simple and varied roof forms is encouraged for all new commercial development; while long, continuous mansard roofs, false mansard roofs, large expanses of flat roofs and veneer (false-front) parapets are discouraged. Parapet walls should be designed and constructed in a manner to appear as a solid, three-dimensional form rather than a veneer.

G. Open Space Standards - “C-1” Zoning District.

1. Open space shall be required for all new developments, based on the net area of the development, as delineated in Table No. 6. The required on-site parking areas/lot and the required parking lot landscaping shall not be calculated as open space. However, building setbacks, street frontage and on-site retention areas may be calculated as open space if those areas are landscaped.

Section 7.2 “C-2” Community Commercial Zoning District.

- A. Purpose.** The purpose of this Zoning District is to provide a location for general business and commercial uses. The intent of this district is to allow for larger and more intense commercial uses to satisfy the broader retail and business needs of the community at-large while providing for a broad range of commercial activities.

- B. Permitted Uses - “C-2” Zoning District.** Uses shall be restricted to a maximum building

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size of 50,000 square feet and limited to:

1. Those uses permitted by right in the “C-1” Neighborhood Commercial Zoning District.
2. Child care centers, provided that:
 - a. The facility provides the required outdoor play area.
 - b. The facility is licensed by the State of Arizona Department of Health Services.
3. Medical, dental, and clinical offices including laboratories and associated pharmacy facilities.
4. Conference center or community center.
5. Small-animal hospitals or clinics, confined to a completely enclosed sound-attenuated building with no outdoor kennels or exercise runs.
6. Mortuaries; excluding crematories.
7. Professional, administrative, general office uses and governmental facilities and offices.
8. Community service agency facilities and offices.
9. Drive-through window facilities.
10. Bank and financial institutions with drive-through windows and outdoor teller facilities.
11. Restaurants (including drive-in and drive-through facilities), taverns, bars, nightclubs, and outdoor dining (when ancillary to restaurant use).
12. Parking lot for passenger vehicles, taxicab stands.
13. Outdoor sales, displays, and vending machines only if one (1) or more of the following conditions are present:
 - a. Products and services displayed outdoors are customary, accessory, and incidental to those sold and displayed in a primary business being conducted in a permanent building on the property.
 - b. Outdoor sales and displays do not interfere with pedestrian access ways, fire lanes, required parking spaces, driveways, landscape areas, or traffic visibility at driveway entries and street intersections.
 - c. The combined outdoor sales and display areas do not exceed fifty (50%) percent of the business’s gross square footage.
14. Dry-cleaning facility.

15. Hotels and motels.
16. Indoor entertainment and amusement facilities such as; movie theaters, dance halls, bowling alleys, billiard parlors, skating rinks, video and game arcade.
17. Health club, fitness or exercise facility and tennis and racket clubs.
18. Household, sickroom or office equipment rental and services.
19. Car wash facilities, auto part stores, auto service stations and convenience market with the sale or dispensing of gasoline.
20. Outdoor display areas for the sale of new or used automobiles, trucks, boats, trailers, and recreational vehicles and for the rental of such vehicles provided all sales, repair and rental activities are conducted within a building.
21. General auto repair, including auto painting and body repair, provided all repair operations are conducted within a building. May include an outside vehicle storage area to be used only for vehicles under repair which shall be screened from any street or surrounding property.
22. Nurseries, flower and plant sales, provided all incidental equipment and supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six (6) feet in height and no goods, materials or objects are stacked higher than the fence or wall.
23. Mobile Food Vendors provided that such uses may not be located within any portion of the public right-of-way (including sidewalks).
24. Mobile Vendors provided that such uses may not be located within any portion of the public right-of-way (including sidewalks).
25. Religious Institutions.

C. Conditional Uses - “C-2” Zoning District.

1. Those uses permitted by right in the “C-2” Community Commercial Zoning District with a gross floor area greater than 50,000 square feet.
2. Large retail establishment with a gross floor area greater than twenty-five thousand (25,000) square feet; provided the site has direct frontage onto a roadway that is designated in the San Luis General Plan – Transportation Element as a major arterial roadway or greater.
3. Hospital and outpatient clinics.
4. Public or private substance abuse, detoxification and treatment centers, and recovery centers.
5. Outdoor entertainment and amusement facilities such as; drive-in theaters, game arcade, miniature golf, batting cages, go-cart tracks and similar uses.

6. Retail sales conducted outdoors as a primary use, such as but not limited to; swap meets, flea markets and auctions.
7. Parking lot for farm worker buses, tour buses and semi-truck rigs; but not for the parking of semi-trailers.
8. Wireless communication towers and antennas in accordance with the requirements of Chapter 19 of this Ordinance.
9. Medical marijuana dispensary offsite cultivation location, subject to the requirements found in Section 14.15 Medical Marijuana Uses.

D. Temporary Uses - "C-2" Zoning District.

1. Holiday or seasonal sales activities such as; pumpkin sales lots and Christmas tree sales lots. Permanent structures shall not be permitted under a temporary use permit. Seasonal lots may need additional zoning clearance and/or a building permit. A temporary residential use of a travel trailer by the seasonal tenant may be permitted on-site for security purposes for the seasonal sales activity provided it is located within the buildable area of the lot. Appropriate dust control abatement shall be provided.
2. Temporary uses such as revivals, carnivals, circus and auctions provided that the temporary uses do not displace required parking for the permitted "C-2" uses. Appropriate dust control abatement shall be provided.

E. Site Design Standards - "C-2" Zoning District.

1. All new multi-building commercial developments (subdivisions) shall be subject to requirements set forth in the San Luis Subdivision Ordinance.
2. Parking areas adjacent to the required front yard shall be screened by a decorative wall or landscape berm or combination thereof to a height not to exceed three (3) feet in order to adequately screen the parked vehicles.
3. Parking areas other than in front of the principal building is strongly encouraged.
4. Trash and refuse collection containers shall be screened with a six (6) foot decorative wall. Trash and refuse containers shall be located such that they are not the visual focal point of a driveway or parking area, or cannot be viewed from a public street. Projects which provide on-site daily management and maintenance personnel (i.e. service stations and convenience markets), and which have refuse enclosures at highly visible locations, shall provide latching gates for screening the opening to the enclosure.
5. Equipment such as, but not limited to, vending machines should be placed in an area designed for their use and situated in a manner so as not to block vehicular or pedestrian traffic, reduce any required parking, or block the sidewalk.
6. Service and loading bays (car wash, automotive service, tire, etc) should be oriented

away from adjacent residential zoning district and are encouraged to design these areas not to front onto the public street.

7. Outside storage areas shall be screened from the public street view and adjacent residences, office, and other commercial uses to a height of at least six (6) feet with a decorative wall; except for outdoor landscape/garden centers. Materials shall not be stacked, piled, or stored in such a manner as to project above the screen wall.
8. Drive-through windows should not face the primary street.
9. Link structures to the public sidewalk where possible with pavement, landscaping, street furniture and canopies.
10. A perimeter decorative wall, a minimum of six (6) feet in height, shall be required along and adjacent to the side or rear property line of a commercial development that abuts a residential district whether separated by an alley or not. Any access gates shall be constructed of opaque material to provide effective site screening.
11. The exterior side of perimeter walls shall be decoratively treated to match the architectural style and design of the commercial building.
12. Building site details related to utility boxes, transformers, generators, chiller farms, mailboxes, trash bins and air conditioning units shall be integrated into the overall design of the building and/or development and screened from view, yet remain accessible for servicing.
13. Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building. The mechanical equipment screening shall be included in the overall building height. Mechanical equipment shall be treated to be non-reflective. Electrical meters, service components, and SES cabinets shall be screened from public view and designed to appear as an integral part of the building.

F. Recommended Architectural Standards – “C-2” Zoning District.

1. All exterior elevations (360° architecture) shall provide architectural detailing; not just the front elevation.
2. Exterior building design, as well as architectural details related to color, patterning, finish, type and application of materials and building form, shall be coordinated for all elevations of a building to achieve harmony and continuity of design on all elevations.
3. The building materials of a project shall be durable, require low maintenance, and be of a substantial quality. The City strongly encourages all new buildings to meet LEED (Leadership in Energy and Environmental Design) certification standards.
4. Roof access shall be from within the building.
5. Subtler, less intense colors should be used on larger, more plain-looking buildings, while the use of a greater variety and intensity of color should be reserved for smaller structures. The use of accent colors is encouraged to provide a festive and

lively streetscape. Color should be used to accent entryways and special architectural features of a building.

6. Full roof architecture utilizing simple and varied roof forms is encouraged for all new commercial development; while long, continuous mansard roofs, false mansard roofs, large expanses of flat roofs and veneer (false-front) parapets are discouraged. Parapet walls should be designed and constructed in a manner to appear as a solid, three-dimensional form rather than a veneer.

G. Additional Requirements for Large Retail Establishments.

1. All large retail establishments and commercial centers with a building area over 50,000 square feet shall provide a pedestrian shopping design with sidewalks, seating, trees, lighting, pedestrian scale signage, and connectivity to and through the parking areas. At least one significant pedestrian amenity, such as an outdoor seating area or a courtyard shall be provided.
2. Parking areas shall be distributed around the large scale retail buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface. No more than fifty (50) percent of the off-street parking area for the entire property should be located between the front façade of the principal building(s) and the primary abutting street.
3. Pedestrian walkways within the commercial centers shall be differentiated from driving surfaces through a change of materials.
4. All buildings on the same site shall be architecturally unified. This provision shall apply to new construction, additions and remodeling. Architectural unity means that buildings shall be related in architectural style, color scheme, and building materials but that does not mean identical.
5. Flat, monolithic facades are not permitted. The building façade shall incorporate both horizontal and vertical elements.
6. Display windows, awnings, entry areas, and arcades must total at least 60% of the large scale retail building facade length abutting a public street.
7. Storefronts with no windows and small doors are not permitted.
8. A variety of roof types are permitted. Distinct and interesting rooflines instead of flat roofed structures shall be encouraged. A substantial cornice should be used at the top of a parapet wall or roof edge, providing a distinctive cap to the building facade.
9. Large scale retail uses that have outdoor storage areas shall incorporate the outdoor storage area into the architecture of the primary building. Screening materials and colors shall be consistent with the overall theme of the building.

H. Open Space Standards – “C-2” Zoning District.

1. Open space shall be required for all new developments, based on the net area of the development, as delineated in Table No. 6. The required on-site parking areas/lot

and the required parking lot landscaping shall not be calculated as open space. However, building setbacks, street frontage and on-site retention areas may be calculated as open space if those areas are landscaped.

2. A commercial development, developed as a commercial subdivision, shall provide the minimum net acreage, as delineated in Table No. 6, on a subdivision basis through the subdivision process.

Section 7.3 “MU” Mixed Use Zoning District.

A. Purpose. The purpose of this Zoning District is to provide a location for small scale, well designed, professional offices, personal services, limited retail, and residential within a mixed use environment. It is intended that this district accommodate a range of uses that encourages and allows both residential and commercial development either as the primary use or secondarily in either a vertical mixture or horizontal mixture if attached, and as adjacent uses if detached.

B. Permitted Uses - “MU” Zoning District. Commercial uses shall be restricted to a maximum tenant space size of 4,000 square feet.

1. Professional, administrative and general offices.
2. Residential units, either single or multi-residential in nature, developed as either attached or detached units or in combination with any other permitted use; excluding mobile homes and manufactured homes.
3. Bed and breakfast establishments.
4. Retail stores, including but not limited to, the sale of apparel, stationery, cards, gifts, bookstore, bakery, delicatessen, candy shop, coffee house, ice cream shop, art supply shop, photo shop and tobacco store.
5. Personal and household services, including but not limited to, clothing alteration, dry cleaning (without processing), laundromats, seamstress shop, beauty and barber shops, bank or credit union (without drive-thru window), therapeutic massage, travel agency, printing and copy shop, florist and catering service.
6. Music store, video store, bicycle shop, sporting goods store and apparel store.
7. Restaurants and taverns and ancillary outdoor dining; excluding drive-in and drive-through facilities.
8. Child care centers, provided that:
 - a. The facility provides the required outdoor play area.
 - b. The facility is licensed by the State of Arizona Department of Health Services.
9. Art galleries, art studios for the production and teaching of fine art, music schools and dance studios.